

Victoria McKean

From: River Chandler [REDACTED]
Sent: April-23-26 9:31 AM
To: Council
Subject: Ocean Network Canada's oceanographic radar unit decision

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of council,

I am dismayed that you turned down Ocean Network Canada's request to install a radar unit for coastal monitoring and research. You certainly were not speaking for our household when you turned it down. Ocean Networks Canada provides scientific data to tens of thousands of users around the world, and their findings have contributed to scientific advancements in several fields. As Duncan Cavens noted at the meeting, "Public science is worth supporting and celebrating,"

The organisation has clearly done the research and explored other options. They have also committed to assuming all costs and liabilities.

The main opposition, as stated by the Mayor, is about people having the view from their cars obstructed. This comment fails to consider that we already have a flagpole in that location and that the company is willing to consider other locations in the park.

Please reconsider this decision. Having this radar unit will not only provide critical scientific information. It will also provide an educational opportunity for our community and visitors.

Regards,
River Chandler

Victoria McKean

From: River Chandler [REDACTED]
Sent: April-23-26 8:54 PM
To: Barbara Desjardins; Council
Subject: Re: Ocean Network Canada's oceanographic radar unit decision

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Barb,

I am disappointed with your response, as you really have not addressed my points. One point I would like to emphasise in response to what you said about other options is that the organisation has engaged in considerable research and outreach regarding other sites, and I think we can trust that their choice to propose Saxe Point is a thoughtful one.

I will add that I very much disagree that a single pole would compromise Saxe Point park. We already have a flagpole, along with maintenance buildings and a soil and compost site. The proposed post has a small footprint, and the organisation has indicated they could make this a flagpole.

As well as the significant data already mentioned, given the climate crisis we find ourselves in, the data can potentially help us identify and respond to threats to our coastline specifically.

I haven't yet heard from other councillors, but I do hope you and they will engage with the public and revisit this important proposal.

Regards,
River

On Apr 23, 2026, at 9:38 AM, Barbara Desjardins <Barbara.Desjardins@esquimalt.ca> wrote:

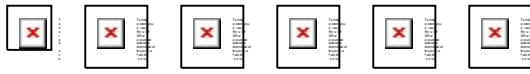
River

Thank you for your email. Council indicated support for the installation but not in this park. They indicated other options that may be more challenging but doable and there are several conversations they have yet to have. The vista from this park, on foot, cycling or vehicle is a gem which would be compromised with siting this pole as indicated. I'm looking forward to hearing of other options as this can be a valuable tool

Barbara Desjardins, *(She/Her)*
Mayor
Lekwungen Territory

Township of Esquimalt | Council
Tel: 1-250-883-1944 | www.esquimalt.ca

Honoured & privileged to work on the lək'wəŋən traditional territory and respectfully acknowledge the people of the Songhees Nation and Kosapsum Nation. Nətsəmat (We are all One) həyšx'qə.



This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

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From: River Chandler [REDACTED]
Sent: Thursday, April 23, 2026 9:30:38 AM
To: Council <Council@esquimalt.ca>
Subject: Ocean Network Canada's oceanographic radar unit decision

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of council,

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The organisation has clearly done the research and explored other options. They have also committed to assuming all costs and liabilities.

The main opposition, as stated by the Mayor, is about people having the view from their cars obstructed. This comment fails to consider that we already have a flagpole in that location and that the company is willing to consider other locations in the park.

Please reconsider this decision. Having this radar unit will not only provide critical scientific information. It will also provide an educational opportunity for our community and visitors.

Regards,
River Chandler

Molly Harris

From: Halle Shedden [REDACTED]
Sent: April-25-26 7:04 AM
To: Council
Subject: Ocean Network Canada

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am dismayed that you turned down Ocean Network Canada's request to install a radar unit for coastal monitoring and research. Ocean Networks Canada provides scientific data to tens of thousands of users around the world, and their findings have contributed to scientific advancements in several fields. As Duncan Cavens noted at the meeting, "Public science is worth supporting and celebrating," So many children live in Esquimalt, and how rewarding would it be to teach them more about the world and how the ocean works?

The organisation has clearly done the research and explored other options. They have also committed to assuming all costs and liabilities. The naval base is a choice that will prolong this process for years.

The main opposition, as stated by the Mayor, is about people having the view from their cars obstructed. This comment fails to consider that we already have a flagpole in that location and that the company is willing to consider other locations in the park. It also feels like an anti-environmental stance, as we would rather support cars than the preservation of ocean ecology and biodiversity by tracking oil spills and wastewater.

Please reconsider this decision. Having this radar unit will not only provide critical scientific information. It will also provide an educational opportunity for our community and visitors. I do not support anti-science rhetoric, and a lack of thoroughly thinking through what the greater good is. The list of pros greatly outweighs the list of cons.

Molly Harris

From: [REDACTED]
Sent: April-20-26 12:05 PM
To: Council
Subject: Bill 44 presentation April 20, 2026

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a resident of Esquimalt for over [REDACTED] of our family to grow up in this neighbourhood. Over the years many duplexes have been built, multiple homes built on Plasket Place, and multiple small single family homes built on duplex sized lots on Wychbury Ave, Fraser St, and lower Admirals Rd. They have increased density without impacting the neighbouring homes and have brought more families into our community.

Now with the introduction of Bill 44 all that has changed. Many of the multiplexes being built in Esquimalt are absolutely huge and encompass the entire property, with no green space and nowhere for vehicle parking. The presentation for this evening by Xeniya depicts these buildings in isolation. None of these renderings show the buildings in the setting of the neighbourhood, and how they tower above neighbouring homes, blocking sunlight and removing privacy from the surrounding dwellings.

Additionally these multiplexes are not affordable at 1 million and 1.5 million each, and do nothing to help first time home buyers get into the market, which was what Bill 44 was aimed at. Instead they cater to the people who already "have" and line the developers pockets, and the "have nots" are unable to benefit from this new legislation.

I feel the Municipality of Esquimalt needs to take a stand and make sure this Bill 44 is implemented as it was intended.

Gillian Cain
[REDACTED] Munro St

Sent from my iPad

Molly Harris

From: [REDACTED]
Sent: April-20-26 12:42 PM
To: Council
Cc: Bruce Cuthbert
Subject: SSMUH input for council meeting tonight
Attachments: For over 20 years esquimalt policing.pdf; If David Barrett were to address B.pdf; 2 Capital Region Safety Service (Downtown).pdf; 7 Pillars Point form summary.pdf
Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I realize this may be too late for council meeting tonight but I had to get something in.

Hopefully some of this can help with **SSMUH Bill 44** discuss. I had hoped to get this in earlier but [REDACTED] and I apologize if this is a little disjoint as I needed to get something in to you for meeting tonight. Sleepless in Esquimalt ..

This SSMUH Bill 44 issue is directly related to the Police budget issue of the past 20 years. I do think all greater Victoria municipalities know this.

For SSMUH, we need proper setbacks and the properties must include actual lawn & garden areas for families. We actually need to get the housing out to perimeter housing subdivisions like other provinces, AND back withing the defines of municipal previous OCPs.

<2% of BC is urbanized. Few understand this. We can do so much better.

As Esquimalt has been subsidizing downtown policing for over 20 years, we have been \$3-\$4M short on our budget for past 20 years (**thats \$60-\$80M cumulative paid by Esquimalt taxpayers**) resulting in many projects, programs and also bylaws not being dealt with adequately. As reports show, the calls for Esquimalt per capita are much lower than Victoria. And we also know that Oak Bay pays ~\$4M less annually for their policing. Over 20 years, that is \$60-\$80M of Esquimalt taxpayer impact, loss. Incredible.

The lack of ~\$4M a year has resulted in big box beside Celia on Munro due to Esquimalt resources on Bill 44 like othe municipalities have already done months ago due to lack of adequate funding for past 2

decades. Esquimalt residents, businesses & council should be so incredibly frustrated when we hear the lower tax increases for other municipalities knowing that it appears the province understands the algorithm has always been wrong for Esquimalt taxpayers funding VicPD downtown issues... since year 1.

This David Barrett document I developed explains one of key changes required to get Esquimalt and Province back on track for SSMUH and Housing. Thinking that building more expensive houses in the city and subsidizing them heavily for decades with taxpayer funding is NOT A SOLUTION. All it does is dramatically increase BC debt. There are better ways including applying the Saskatchewan housing model in appropriate areas of BC. **This is BEAUTIFUL BC** after all. Covid has taught us all that many in work force can work remotely including perhaps 10,000+ BCGEU living unaffordably in YYJ & YVR who might prefer affordable sustainable towns across BC. We can do better.

Past Premier David Barrett would help our BC farmers. this describes 4 ways including their families and workers. The ALR had 2 main objectives, only one seems to have been the focus for past several decades. Google status of BC Farmers compared to **rest of world** .. it may surprise you as it did me.

A better better way forward is required for Esquimalt and BC. Revitalized BC is a document that I have been working on that builds on lessons learned across Canada and in other countries as well as our Prime Minister & Premeir travel to Asia & Europe. We can do better, cost-effectively ... Esquimalt needs to somehow support these changes as our tax base cannot continue to afford these increases while other municipalities seem to keep their heads down.

Esquimalt has provide Sewage Treatment plant and the other municipalities as I have said just keep their heads down regarding downtown streets issues while they spend on 'their' other priorities **for 20 years**. If the province moved downtown support services to Uptown Mall or to Oak Bay or Langford then they might be willing to be involved.

This is my ***draft for discussion purposes*** of a respectful way forward. It is just my draft (including respectfully a letter to Mayors) of a way forward which would give Esquimalt back about \$2-\$3M a year that could be a tax decrease or resolve issues like Bill 44, oversized homes for neighbourhood, deer, ... A key point here is that by default, the BC Legislature needs to pay the whole cost for protests, parades events related to province. These provincial or federal events should not be paid by Esquimalt taxpayers (with Victoria only). **Alberta and Ontario have both provide their capital city funding**. I do apprecaite that our Solicitor General is looking at root cause issues for downtown, and hopefully at RedFish Healing Centre solutions to replace update Eric Martin and Riverview. (Pillar 6)

Revitalized BC (I have 30 page document). this is short version.


The seven pillars are interconnected. Definitely not perfect but neither is our growing BC debt and drop of our Provincial rating.

This is critical, and they build on lessons learned from others. As you may know Ontario is partnering with, I think Sweden, on modular housing manufacturing plants with robotics for efficiencies. Japan, China and Scandinavian countries could help is provide truly and timely affordable ... as part of Revitalized BC

Again, I apologize for the ramble, but do hope this helps your discussion tonight. I would be happy to followup with BC Homes, BC Housing, BC Municipal & Housing Minister ..

Respectfully,

Bruce Cuthbert

 Constance Avenue

Esquimalt, BC, Canada

For over 20 years, the [Township of Esquimalt](#) has managed its affairs under a restrictive provincial policing mandate that has diverted an estimated **\$80 million** from local priorities, *year after year for their taxpayers..*

This systematic redirecting of **\$4 million annually**—the difference between the current mandated costs and those of comparable independent forces like Oak Bay—has moved beyond a mere fiscal debate and into the physical reality of the community. [1, 2]

The Systematic Resource Drain

- **The Policing Inequity:** The current **13.67% share** of the VicPD budget is based on a wealth-weighted algorithm rather than **actual service use**. While Esquimalt funds nearly 14% of the force, it accounts for only **7.5% of actual call volume**.
- **Subsidizing Regional Events:** Esquimalt taxpayers currently bear a disproportionate burden for policing the **B.C. Legislature**, downtown protests, and regional parades—costs that surrounding municipalities like Saanich and Oak Bay do not contribute to, despite being in the same region.
- *Yes the province pays --- a portion--- it is there bill to pay all. This is simple math for 2 decades.*
- **Recent Fiscal Demands:** Rather than recognizing these overpayments, the **Solicitor General's ministry** recently issued a ruling (January 2026) requiring Esquimalt to pay an additional **\$600,000** for disputed police budget items. [3, 4, 5, 6, 7, 8, 9, 10] This becomes challenging as the Minister is also the Victoria MLA.

Local Impacts and "Planning Poverty"

The lack of these resources has left the Township with "relatively lean" staffing, particularly in departments critical for managing growth. [11] Compare FTEs to Oak Bay ..

- **Neighbourhood Character (Munro St.):** The inability to fund specialized urban design and planning staff in a timely manner has left neighbourhoods vulnerable to infill developments that exceed local scale. **This lack of resources hampered the creation of protective bylaws before Bill 44** mandates took effect, leading to "shocks" in areas like Fleming Beach.
- **Deferred Community Care:** Projects as essential as the **\$75,000 immunocontraception** for deer population control face constant deferral or struggle, while millions are redirected across the bridge.
- **The Maintenance Backlog:** The **Township faces a \$36 million backlog** in infrastructure repairs and a **\$6.3 million annual gap** for roads and pipes, necessitating borrowing for projects like the **Archie Browning arena floor** and the **Public Safety Building**. [11, 12]

Esquimalt Taxpayers: A Call for Fair Alignment

The strength of a municipality lies in its ability to protect its own future. For Esquimalt to thrive, its financial commitments must align with its actual service requirements.

Continuing to uphold an algorithm that drains \$4 million annually is no longer just a budget dispute—it is the direct cause of the current planning and infrastructure challenges facing the community. [2]

Since the current model forces the Township to borrow for local repairs while subsidizing regional protests, should the community formally demand an immediate "Regional Service Credit" to offset these costs? [1]

If David Barrett were to address B.C. farmers and their families today, he would likely be blunt: he'd tell you that while he saved the **land**, the governments that followed him forgot to save the **farmer**. He'd say the "second half" of his vision wasn't a secret—it was a series of laws that were dismantled or starved of funding.

Based on his historical "Four Pillars" philosophy, here is the way forward Barrett would likely champion to bring the children back to the farm.

1. Restore the "Income Floor" (The Barrett Guarantee)

Barrett believed that if the state restricts your land's use, the state becomes your partner.

- **The Path:** Shift from modern "disaster-only" support back to his original **Farm Income Insurance** model. This would guarantee that if you work the land efficiently, you are guaranteed a living wage that covers your production costs, regardless of global market swings.
- **The Message:** "We don't want your children to stay out of 'duty'; we want them to stay because farming is the most stable, profitable career in the province."

2. The "5% Family Cluster" (Housing as Infrastructure)

Barrett was a social worker before he was Premier; he understood that a farm is a community, not just a factory.

- **The Path:** He would likely support your 5% housing rule—but with a "Barrett Twist." He would allow **multi-generational cluster housing** and worker villages on that 5% *only if* the farm passes a "Productivity Report Card".
- **The Message:** "We will give you the space to house your family and your workers, but in exchange, you must show the public that the other 95% is feeding them."

3. State-Led Tech "Thunderbolts"

Barrett didn't wait for the private sector; he created ICBC and the Ambulance Service because they were needed.

- **The Path:** Instead of small, competitive grants like the current [\\$100,000 tech cap](#), he would likely call for a **Provincial Agricultural Technology Crown Corp**. This body would buy expensive robotics, drones, and autonomous harvesters in bulk and lease them to family farms at cost.
- **The Message:** "If the robots are too expensive for one family, the Province will buy the fleet. We will use **technology to break the back of the labor shortage** so your kids can spend their time managing systems, not breaking their own backs."

4. The Accountability Report Card

Barrett would likely agree with you: the ALC needs a boss, and that boss is the public's hunger.

- **The Path:** He would implement **Report Cards** for both the ALC and the farms.
 - **For the ALC:** They would be graded on the "Net Growth of Local Food Supply" and "New Farmer Success Rates" rather than just how many applications they rejected.
 - **For the Farms:** Land that is "suitable but idle" would face a "**Speculator Tax**" to fund the subsidies for those who are actually producing.

His Final Word to the Children

"To the sons and daughters who left: the land is still here because we fought the developers for it. Now, we must fight the accountants for your future. We don't want you back as 'caretakers' of a museum; we want you back as the high-tech, highly-paid CEOs of B.C.'s food security."

If David Barrett were alive today,

he would likely be both the Agricultural Land Reserve's (ALR) fiercest defender and its most vocal critic. Based on his historical philosophy of "saving farms, not speculators" and his original 1970s policy framework, here is how Barrett might deliver your suggested report card.

To the Farmers & Ranchers: "The Cage and the Key"

Barrett would likely acknowledge that the ALR has become a "cage" for many families because the **economic key** he originally designed—the farm income assurance program—has been neglected.

- **On the Struggle:** He would say, "I didn't save the land just so you could go bankrupt on it." He believed that if society asks farmers to forego "windfall profits" from selling to developers, society owes those farmers a living wage through guaranteed production costs.
- **On Voting Shifts:** He would likely view the shift toward the Conservative Party [previous turns] as a predictable reaction to a government that protects the *view* of the farm but not the *survival* of the farmer. He would urge producers not to scrap the ALR, but to demand the return of the **Income Assurance** and **Succession Support** that was stripped away after his term.

To the Government: "A Stagnant Legacy"

Barrett was known for "bold, prolific" action (passing 400 bills in three years). He would likely find the current "wait-and-see" approach to the agricultural crisis unacceptable.

- **On the Under-utilization (The "A-" for Land):** He would be proud the 5% of land is still there, but he would call the 50% under-utilization rate "embarrassingly stupid". He would demand higher taxes on "gentleman farmers" and speculators who use ALR land as tax-sheltered playpens while producing nothing.
- **On Support (The "D+" for People):** He would likely point to B.C. having the **lowest agricultural spending in Canada** (relative to GDP) as a betrayal of his vision. He would argue that "consultations" and "small grants" are band-aids on a severed limb.
- **His Command:** He would tell the current government to stop using the ALR as a "political shield" and start using it as a "production engine."

The "Barrett Report Card" (2026 Perspective)

Subject	Grade	Barrett's Feedback
Land Preservation	A-	"The land is still there, but developers are still nibbling at the edges."
Farmer Support	D+	"You've kept the land but abandoned the people. This isn't a museum; it's a food system."
Food Self-Reliance	F	"We are more dependent on foreign farmers today than in 1973. This is a failure of security."
Policy Courage	C-	"Too many committees, not enough conviction. Where is the farm income insurance?"

"We cannot allow ourselves to become increasingly dependent on farmers in other countries," Barrett famously warned. His message today would likely be that the ALR is half a bridge; without the economic support for the people working it, the bridge leads nowhere.

David Barrett's likely comment: He would probably say Europe is closer to his original vision than B.C. is today. He would argue that if B.C. wants to keep its "Green Zones" (ALR) as beautiful and productive as Europe's, it needs to start paying farmers for the **public service** they provide in keeping that land green.

1. SAMPLE HIGH-LEVEL REGULATION OUTLINE (UNDER POLICE ACT S. 4.01)	1
REGULATION TITLE: CAPITAL REGION SAFETY SERVICE (DOWNTOWN) REGULATION	2
2. SUGGESTED WORDING FOR THE PUBLIC ANNOUNCEMENT / NEWS RELEASE	3
3. SAMPLE MAYORS' INVITATION LETTER (FROM MINISTER KRIEGER)	4

These three items form a complete, cohesive package.

They can be rolled out quickly using existing authorities and Budget 2026 funding, while framing the entire initiative as municipalities proactively demanding fairness, root-cause action (more treatment + bullying prevention), and relief for Esquimalt.

1. Sample High-Level Regulation Outline (Under Police Act s. 4.01)

This is a concise, ready-to-adapt outline for a regulation the Minister can recommend to Cabinet/Lieutenant Governor in Council. It uses the existing specialized services authority in the *Police Act*.

Regulation Title: Capital Region Safety Service (Downtown) Regulation

Key Provisions:

(a) **Specialized Service Provider:** The Minister of Public Safety and Solicitor General (or a designated body such as an expanded Victoria Police Department unit or CRD-led team in partnership with the province).

(b) Specialized Services to be Provided:

- Integrated enforcement and crisis response for downtown Victoria's concentrated mental health, addiction, homelessness, and street disorder issues.
- Expanded root-cause solutions, including:
 - More intensive treatment and recovery (building on Budget 2026's \$131 million for mental health and addictions care, including involuntary treatment spaces, HealthIM digital screening tool, Road to Recovery models, and connections to community services via CSTEP/SITE teams).
 - Upstream prevention: programs to reduce bullying in schools and families (early intervention, safe school environments, family supports, and anti-violence initiatives funded through community wellbeing grants).
- Coordination with provincial involuntary care expansions and chronic property offending interventions (\$24 million+ in related Budget 2026 funding).

(c) **Geographic Scope and Mandatory Use:** Applies to all 13 municipalities in the Capital Regional District. Every municipality must use and contribute to the service.

(d) **Cost-Allocation Formula:** Sliding-scale based on property assessment and tax base across the CRD. A transitional relief credit will be applied to recognize Esquimalt's historical over-contribution (calculated using post-2020 separate crime statistics showing its lower localized incidents compared to downtown Victoria).

(e) **Service Location Default:** The service infrastructure (outreach hubs, supportive sites, treatment resources) will remain centered and professionalized in downtown Victoria as long as all municipalities contribute their fair share.

(f) **Relocation Clause (Default Incentive):** If a municipality fails to contribute its assessed share, the Minister may decentralize portions of the service to suitable sites within that municipality (e.g., areas with transit access) to ensure equitable regional responsibility.

(g) **Capital City Events Relief:** Policing and security costs for Legislature protests, parades, Canada Day, and similar capital-specific events will be funded 100% through a separate provincial line item (removing them from the VicPD shared budget).

(h) **Review and Acknowledgment:** Annual public report recognizing Esquimalt's long-standing subsidy and Victoria's efforts, while noting how past decisions contributed to downtown concentration. Municipal leaders who demand and join the service will be publicly thanked for ending the 25-year inequity.

This regulation can be drafted and approved quickly using existing Budget 2026 envelopes (\$139 million over three years for community safety initiatives).

2. Suggested Wording for the Public Announcement / News Release

Minister Krieger could issue this as an official ministry statement following a CRD mayors' meeting.

Title: Municipalities Across Greater Victoria Demand Fair Regional Solution to Downtown Safety Challenges – Minister Announces Capital Region Safety Service (Downtown)

Body:

“After more than 25 years, downtown Victoria has shouldered the Capital Region’s concentrated challenges of mental health crises, addiction, homelessness, and street disorder. Esquimalt has been especially hard-hit by an outdated cost-sharing formula that never fully recognized its significantly lower local crime incidents.

Today, municipal leaders from across the 13 Capital Regional District municipalities have made it clear: they **demand to participate** in a coordinated, fair solution rather than allow the inequity to continue.

In direct response to these requests, I am creating the **Capital Region Safety Service (Downtown)** under the Police Act. This specialized service will deliver integrated enforcement while prioritizing root-cause solutions my ministry is actively advancing:

- **More treatment and recovery:** Expanding intensive mental health and addictions care with Budget 2026’s \$131 million investment (including involuntary treatment spaces), the HealthIM tool for compassionate crisis response, and proven models that connect people to community services faster.
- **Prevention at the source:** Addressing upstream factors such as bullying in schools and families — key contributors to long-term mental health struggles, substance use, and cycles of crime — through stronger school safety programs, family early intervention, and community wellbeing grants.

The service will stay centered and professionalized in downtown Victoria as long as every municipality contributes its fair sliding-scale share. This honours the heavy lifting Esquimalt and Victoria have done for a generation. We thank Esquimalt in particular for carrying a disproportionate burden relative to its own lower crime profile, and we acknowledge Victoria’s ongoing efforts while recognizing how some past local decisions intensified the concentration.

Municipalities that demand to participate and pay their share will keep the service centralized — protecting their own neighbourhoods from visible disorder. Those that do not will see portions of the service infrastructure decentralized to their communities to ensure no single area subsidizes the entire region.

We are also creating a separate provincial line item to fully fund Capital City events (protests, parades, and Legislature-related security), relieving pressure on local taxpayers. This is regional leadership in action: municipalities stepping forward together, with strong provincial backing, to deliver both immediate safety and lasting prevention through more treatment and reduced bullying at home and in schools.”

3. Sample Mayors' Invitation Letter (from Minister Krieger)

This letter could be sent to all 13 CRD mayors (Saanich, Oak Bay, Langford, Colwood, Central Saanich, North Saanich, Sidney, View Royal, Highlands, Metchosin, Sooke, plus Victoria and Esquimalt) to convene a meeting and elicit their "demand" for participation.

Subject: Invitation – Municipal Leaders Demand Fair Solution: Capital Region Safety Service (Downtown)

Dear Mayor [Name],

For over 25 years, downtown Victoria has served as the de facto hub for the Capital Region's mental health, addiction, homelessness, and related disorder challenges. Esquimalt has borne an especially heavy load due to a long-standing funding algorithm that did not adequately reflect its lower localized crime incidents.

Municipal leaders have repeatedly called for provincial action on these regional pressures. I am now inviting you to a dedicated CRD Mayors' Table meeting to formalize your demand for a fair, coordinated solution.

At the meeting, we will discuss the creation of the **Capital Region Safety Service (Downtown)**. This specialized service will combine targeted enforcement with robust root-cause investments my ministry is advancing:

- Expanded treatment and recovery options (leveraging Budget 2026's \$131 million for intensive mental health and addictions care, including involuntary spaces and tools like HealthIM).
- Upstream prevention, including programs to reduce bullying in schools and families to interrupt cycles leading to mental health and substance-use challenges.

The service will remain centered downtown provided all municipalities contribute a fair sliding-scale share. This publicly thanks Esquimalt for its outsized historical subsidy and acknowledges Victoria's role, while ensuring no municipality continues to provide a free ride.

Municipalities that actively demand and join the service will benefit from centralized, professional management that keeps disorder out of their neighbourhoods. Non-participation will trigger decentralization of service sites to ensure equitable responsibility.

A separate provincial funding line will also cover Capital City events (protests, parades, etc.), removing those costs from local budgets.

Please confirm your participation and any specific requests you wish to bring forward. Together, we can end the 25-year inequity and deliver both safety and prevention.

I look forward to your leadership on this important regional issue.

Sincerely,

Honourable Nina Krieger
Minister of Public Safety and Solicitor General
MLA, Victoria-Swan Lake

Refining the Contribution Formula – Population + Modest Distance Consideration

While a straightforward population-based sliding scale offers a transparent and equitable foundation, we recognize two important realities in the Capital Region:

1. Municipalities closest to the downtown core and Esquimalt experience the highest concentration of safety challenges and therefore receive the greatest direct benefit from enhanced regional safety services.
2. At the same time, **all municipalities** — including more distant ones such as Sooke and North Saanich — are increasingly feeling the impacts of the distribution of homelessness, mental health issues, and related challenges. Many have reported noticeable spillover effects in the past two to three years, whether through encampments, increased calls for service, or pressures on local shelters and supports.

To balance these factors without adding unnecessary complexity, the model could incorporate a modest **distance adjustment** as a simple tiered multiplier applied to the base population share:

- **Inner/core municipalities** (Victoria, Esquimalt, Saanich, Oak Bay, View Royal, Colwood, Langford): 100% of population-based share
- **Mid-tier municipalities** (Central Saanich, Highlands, Metchosin): 75–85% of population-based share
- **Outer municipalities** (North Saanich, Sidney, Sooke): 50–65% of population-based share

This approach keeps **population as the primary driver** (reflecting overall regional benefit, tax base, and capacity), while providing a reasonable reduction for municipalities farther from the core. It also acknowledges that even outer communities are not unaffected and continue to share in the broader regional responsibility.

The exact tiers and percentages could be discussed and refined collaboratively among the Capital Region municipalities to ensure broad consensus and fairness.

Here is a clean **point-form summary** for each of the **7 Pillars** of the *Revitalized BC* plan (2026–2029). Each pillar is summarized concisely for easy reference in the 30-page executive overview.

These point-form summaries are ready to drop directly into your 30-page executive overview (one pillar per 2–3 pages with visuals, timelines, and cross-links). They maintain consistent structure, emphasize municipal partnership/respect, and highlight the interconnected affordability flywheel and \$1B+ savings goal. Let me know if you need adjustments or visuals suggestions for any pillar.

PILLAR 1: ALR/ALC REALIGNMENT	2
PILLAR 2: MODULAR HOUSING WORKFORCE TRANSITION	3
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PILLAR 1: ALR/ALC Realignment

- **Core Objective:** Protect the Agricultural Land Reserve (ALR) while shifting from passive preservation to active farming, food security, and rural productivity.
- **Key Actions:** Fast-track agritech (vertical/greenhouse farming), modular farm-worker housing, succession planning, value-added processing; enforce compliance against idle/speculative land.
- **3-Year Timeline:**
 - Year 1 (2026–27): Appoint cross-ministry lead; issue expedited ALC approvals; enhance temporary exemptions and enforcement.
 - Year 2 (2027–28): Roll out production-linked tax rebates/grants; launch vertical-farm pilots (Netherlands/Israel tech).
 - Year 3 (2028–29): Achieve 20%+ increase in actively farmed hectares and local food output.
- **Driving Motivators:** Farmers facing labour/shortages and price volatility; public polls (74–79% support active-use rules); new entrants; municipal enforcement needs; Indigenous food sovereignty.
- **Cross-Pillar Links:** Supplies fresh produce to Housing Surge (P3), New Regional Towns (P4), and Riverview nutrition (P6); uses modular workforce (P2); improves nutrition to reduce healthcare pressure (P5).
- **Partners:** Alberta (precision-ag), Saskatchewan (modular greenhouses), Netherlands/Israel (tech), Philippines/India (seasonal workers).
- **Flagship KPI:** 20%+ rise in active ALR production and local food output by 2029 (measured via ALUI data); early win: policy bulletins and first pilots operational in Year 1.
- **Flywheel Benefit:** Lowers grocery costs province-wide, supporting affordable living and competitive labour markets.

PILLAR 2: Modular Housing Workforce Transition

- **Core Objective:** Build a skilled trades pipeline for modular (off-site) construction to cut build times 30–50% and costs up to 20%.
- **Key Actions:** Expand modular training across BCIT, UVic, Camosun, VIU, SFU, UNBC with dual-credit programs, apprenticeships, and on-campus prefab pilots.
- **3-Year Timeline:**
 - Year 1: Mandate modular modules in trades programs; launch dual-credit pathways; build first on-campus prototypes.
 - Year 2: Certify 2,000+ graduates; place completers into mill-town factories and projects.
 - Year 3: Achieve 25% modular market share in BC housing starts with ongoing R&D.
- **Driving Motivators:** Trades associations facing labour shortages; students seeking debt-free careers; mill-town communities needing factory jobs; healthcare-adjacent construction needs.
- **Cross-Pillar Links:** Supplies trained crews for ALR farm housing (P1), 4–8 plexes/perimeter subdivisions (P3), new regional towns (P4), healthcare facilities (P5), and Riverview pods (P6).
- **Partners:** Ontario/Alberta (research), Saskatchewan (factory benchmarks), Finland/Sweden (mass-timber), Estonia (digital tracking), Germany/Switzerland (vocational models).
- **Flagship KPI:** 25% of housing starts modular by 2029; 5,000+ graduates placed; early win: first prototypes occupied in Year 1.
- **Flywheel Benefit:** Enables faster, lower-cost builds in lower cost-of-living regions, reducing overall labour premiums for construction and businesses.

PILLAR 3: Housing Surge

- **Core Objective:** Deliver rapid, municipality-led housing through 4–8 plexes (where councils approve) and perimeter subdivisions while respecting established neighbourhoods.
- **Key Actions:** Focus density on community-designed perimeter growth and mill-town modular factories; enforce SSMUH compliance by June 30, 2026 without overriding local control on existing streets.
- **3-Year Timeline (Municipal Partnership Model):**
 - Year 1: Municipalities lead SSMUH implementation; designate perimeter zones; convert mill sites to factories; launch community engagement toolkits.
 - Year 2: Deliver 15,000+ units with respectful local design guidelines.
 - Year 3: Reach 40,000+ non-Metro homes with permanent municipal–provincial partnership tables.
- **Driving Motivators:** Priced-out young families and essential workers; municipal councils rejecting top-down overrides; mill towns seeking economic revival; homeowners and renters supporting thoughtful perimeter density.
- **Cross-Pillar Links:** Provides homes for ALR workers (P1), modular graduates (P2), regional-town residents (P4), healthcare/recovery staff (P5/P6).
- **Partners:** Alberta/Saskatchewan (cost-capping and engagement), Ontario (consultation), Singapore/Germany/Netherlands (planning models), Finland/Sweden (mass-timber).
- **Flagship KPI:** 40,000+ municipally approved non-Metro units by 2029 at Saskatchewan-aligned costs; early win: SSMUH compliance and first perimeter subdivisions approved in Year 1.
- **Flywheel Benefit:** Lowers housing costs 20–40% outside Metro, enabling competitive wages for all labour while respecting homeowners who built BC.

PILLAR 4: New Regional Towns

- **Core Objective:** Create Saskatchewan-style low-cost, self-contained communities on perimeter or greenfield sites outside Metro Vancouver to relieve urban pressure and revive regional economies.
- **Key Actions:** Municipal/regional/First Nations-led planning with 4–8 plex clusters, green space, transit, vertical farms, and care hubs; fast 60–90 day approvals and capped fees.
- **3-Year Timeline (Regional & Municipal Leadership):**
 - Year 1: Designate five pilot sites via joint working groups; launch community visioning; break ground on tied modular factories.
 - Year 2: Deliver first 8,000 units with local sign-off; embed local priorities (schools, farms, care).
 - Year 3: Expand to 12 towns; achieve average home price under \$400,000 with net-zero standards.
- **Driving Motivators:** Regional mayors and chambers seeking growth/jobs; First Nations pursuing housing sovereignty; families wanting affordable regional living; mill-town residents needing economic diversification.
- **Cross-Pillar Links:** Houses ALR families (P1), modular graduates (P2), perimeter overflow (P3), healthcare staff and recovered individuals (P5/P6); integrates local food (P1) and prevention services (P6).
- **Partners:** Saskatchewan (low-cost templates), Alberta (public-private partnerships), Ontario (visioning toolkits), Ireland (FDI), Portugal/Australia/Netherlands (community-care and perimeter models).
- **Flagship KPI:** 20,000+ units across 12 towns by 2029 with ≥85% municipal/First Nations approval; early win: five pilot sites designated in Year 1.
- **Flywheel Benefit:** Delivers 20–40% lower housing and grocery costs, making regional labour (including construction) more competitive province-wide.

PILLAR 5: Healthcare Optimization

- **Core Objective:** Optimize care across five regional health authorities through Shared Services Organization (SSO) efficiencies, digital tools, team-based primary care, and upstream prevention.
- **Key Actions:** Redirect SSO savings (\$60M+ in Year 1) to frontline; implement province-wide digital backbone; shift 40%+ of mental-health/addiction funding to prevention/Housing-First; integrate with lower regional living costs.
- **3-Year Timeline:**
 - Year 1: SSO operational; launch digital backbone and team-based pilots; begin upstream funding shift.
 - Year 2: Reach 80% attachment rate; halve specialist waits; reduce avoidable admissions 20–30%.
 - Year 3: Achieve full regional equity; avoidable admissions down 40%; \$300M+ annual downstream savings.
- **Driving Motivators:** 20,000+ health workers demanding admin relief (Doctors of BC/BCNU surveys); patients facing long waits; regional authorities seeking equity; taxpayers wanting measurable savings.
- **Cross-Pillar Links:** Places patients/seniors into affordable housing (P3/P4); benefits from modular staff (P2) and local ALR food (P1); receives complex cases from Riverview (P6); enabled by lower living costs for competitive wages.
- **Partners:** Alberta (shared services), Quebec/Ontario (team-based models), Estonia (digital), Philippines/India (nurses), Portugal/Australia (Housing-First).
- **Flagship KPI:** 80% province-wide attachment; avoidable admissions reduced 40%; \$300M+ annual savings by 2029; early win: SSO savings redirected in Year 1.
- **Flywheel Benefit:** Prevention and efficiency savings compound with lower patient/worker living costs to free resources for debt reduction.

PILLAR 6: Riverview Indigenous-Led Healing Hub

- **Core Objective:** Expand the existing Red Fish Healing Centre at Riverview (Coquitlam) into a 400+ bed Indigenous-led, distinctions-based mental health and addiction campus through true co-governance.
- **Key Actions:** Integrate modular housing, vertical farms, on-site training, and recovery-to-work pathways; shift funding upstream with Housing-First models.
- **3-Year Timeline (Co-Governance & Respect-Driven):**
 - Year 1: Finalize co-governance with Kwikwetlem First Nation; expand to 200 new beds using modular construction.
 - Year 2: Add housing clusters and integrate farms/healing spaces; achieve 50%+ placement rate.
 - Year 3: Reach 400+ beds with 70%+ recovery-to-workforce placement and permanent governance structure.
- **Driving Motivators:** Kwikwetlem and province-wide Indigenous leaders; frontline workers overwhelmed by overdoses; families and communities seeking culturally safe care; fiscal need for prevention savings.
- **Cross-Pillar Links:** Receives complex cases from five-region healthcare (P5); refers recovered individuals to housing in P3 and P4; integrates modular (P2) and local food (P1); benefits from lower regional living costs.
- **Partners:** Ontario/Saskatchewan (recovery models), Portugal/Australia (Housing-First), Australia/New Zealand (Indigenous trauma programs).
- **Flagship KPI:** 400+ beds; 70%+ recovery-to-workforce placement; \$200M+ annual downstream savings by 2029; early win: co-governance agreement and first expansion in Year 1.
- **Flywheel Benefit:** Upstream healing reduces hospital/justice costs while supporting workforce re-entry in affordable communities.

PILLAR 7: Debt Victory & Integration Dashboard

- **Core Objective:** Create a single public “Revitalized BC Score” dashboard to track all seven pillars, drive transparency, and redirect savings to debt reduction and frontline reinvestment.
- **Key Actions:** Capture efficiencies (SSO, modular, prevention, lower cost-of-living gains); reward municipal alignment through public respect and acknowledgement (no financial bonuses).
- **3-Year Timeline (Transparency & Compounding Savings):**
 - Year 1: Launch live dashboard; redirect SSO \$60M+ savings; publish first municipal alignment rankings.
 - Year 2: Compound savings to \$300M+ annually; track 20–30% regional cost-of-living reductions.
 - Year 3: Achieve \$1B+ cumulative savings; reverse debt-to-GDP trajectory.
- **Driving Motivators:** Taxpayers and fiscal watchdogs reacting to Moody’s Aa2 downgrade; municipalities seeking respect and stronger local credit; coalition demanding measurable outcomes.
- **Cross-Pillar Links:** Aggregates savings from all pillars (SSO from P5, modular from P2, housing/food affordability from P3/P4, prevention from P6, productivity from P1); uses lower cost-of-living flywheel to boost GDP and shrink debt ratio.
- **Partners:** Alberta/Saskatchewan (benchmarking), Ontario (dashboard frameworks), Estonia (digital transparency), Singapore (fiscal discipline).
- **Flagship KPI:** \$1B+ cumulative savings redirected by 2029; debt-to-GDP trajectory reversed; regional cost-of-living reduced 20–30% in aligned communities; ≥80% municipal alignment on public scorecard.
- **Flywheel Benefit:** Turns efficiency and affordability gains into visible fiscal strength, rebuilding credibility post-downgrade.

Molly Harris

From: [REDACTED]
Sent: April-20-26 1:37 PM
To: Council
Subject: Thanks, RE: NO TO changing and amendments to the Small Scale multi-unit zoning bylaws - please include into council tonight

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello All Council members that have responded, I appreciate you acknowledging my email.

However, I have owned my house in Esquimalt [REDACTED] and I have been around before when you say we are only "discussing". This has never ended in anything good for my neighbourhood.

Please ask the citizens and tax payers of Esquimalt about the impacts these oversized developments have on people's everyday lives, instead of spending money on a report by people that don't actually live on or around these projects. We will give you the truth and hard data to go by.

These Developments are too close in proximity already and are a Major FIRE HAZARD! In a time where all of North America and Canada are worried about wild fires we don't need to be building houses closer and up against someone's chimney and property line!

Look at this photo below and tell me you think this is appropriate space between houses? Your report is suggesting to get new developments up to 1.2 metres closer to the existing houses? That is absurd and way to close. Outlined in red is where a new entry door is, right up against this chimney. This development was given extra variances to get closer than what is specified in the current building bylaw already.



I ask again, please stop amending the bylaw for these big developments. I can't increase my driveway to accommodate my mother and my nephew in a wheelchair but we can build massive apartment size houses now? Make it make sense.

I will be tuning in to tonight's Council Meeting. [REDACTED]

Thank you,
Tia & Che Way
[REDACTED] Dunsmuir Road

From: [REDACTED]

Sent: April 20, 2026 8:42 AM

To: 'Council' <Council@esquimalt.ca>

Subject: NO TO changing and amendments to the Small Scale multi-unit zoning bylaws - please include into council tonight

Re: NO TO CHANGING THE AMENDMENTS TO THE SSMUH ZONES OR HEIGHT, PROXIMITY, ZONING MAP, ETC.....

I am writing to you today to say how disappointed I am to hear you want to change the SSMUH zones and increase height and proximity to other properties and changing the zoning map!

Esquimalt has already overpassed the housing mandate set by the province. Esquimalt needs to get the Provincial Government to send money for all these people they want using our services and not paying for the infrastructure needed. Our sewers are breaking down, we don't have a large enough Recreation Centre to accommodate the people, the schools are overflowing, no Doctors, no police force for Esquimalt, crazy drivers and no enforcement, roads need repair from the extra construction trucks abusing our roads. Stop billing the Esquimalt taxpayers for all these new builds and extra people and tell the Provincial Government they need to provide funds to our little community if they want more people.

Please do not increase height or proximity as these are already too CLOSE! I encourage all of you to visit the site of 527 Lampson/Dunsmuir Road and tell me this monstrosity should be closer to the surrounding small homes on the street! As well, visit 958 Wollaston street and look at the mini apartment building put in-between two houses!

These buildings do not fit in the neighbourhood and are too large, block sunlight, privacy and are a fire hazard when up against another house! Listen to the people! Ask anyone on my street Dunsmuir or on Lampson, Wollaston what a huge impact these enormous buildings have on our daily life, quality of life and how they effect our every day.

Esquimalt does not have housing crisis, we have an affordability crisis. Adding more units with water view (higher) and squeezing them on to small properties does not help the marginalized it only helps the developers! The building at 527 Lampson sold for \$889K, just one of these 6 units has covered the cost of the land. Non of these units will be sold for less than \$800K. That is not affordable living. The Developers are making the money and we the tax payers have to pay for the utilities and infrastructure to be upgraded at our expense. WE loose the charm and privacy of our long time homes to these obscene buildings, hovering over our tiny houses! Listen to the people in these neighbourhoods we don't want 3 large buildings, 3 stories high, 3 feet from our little Ranchers (one story) homes!!!!

The changing of the map and zoning is upsetting to see you want to change 900 and 800 block of Wollaston and 800 Block of Dunsmuir and Paradise street to high Density, Townhouse is appalling! Keep the main roads high density if you have too but leave our little neighbourhoods and community alone!

What is going on here... you were voted in by the people, listen to the community, you are not helping with affordability, you are making it more expensive for long time Esquimaltians to live here.

Thank you,
Tia & Che Way
[REDACTED] Dunsmuir Road

Molly Harris

From: Matthew Brandwood [REDACTED]
Sent: April-21-26 12:35 PM
To: Council; [REDACTED]
Cc: Karen Lundgren
Subject: Note re social media

Categories: Inputted in to Mail Log

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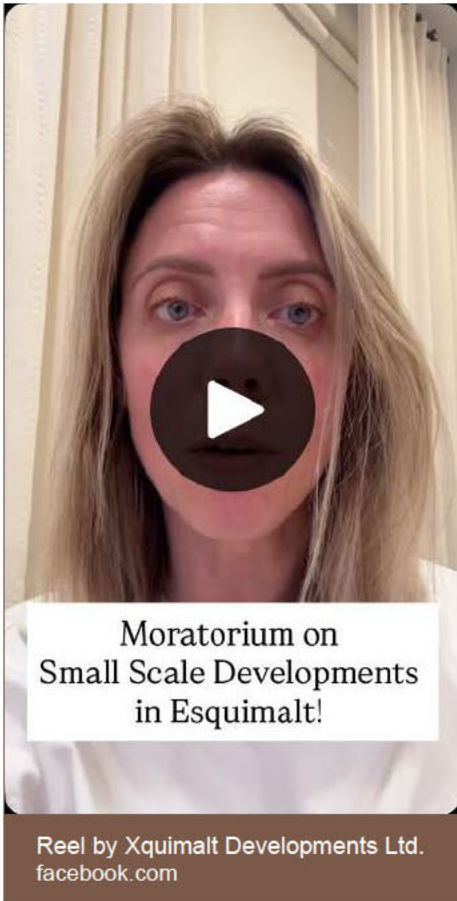
I want to wait the oft suggested 24hrs before possibly forwarding something more comprehensive following yesterday's discussion.

In the meantime and while this feels a bit awkward to forward, I did just want to mention that posts were up within hours if not minutes of last night's meeting on the topic of 'moratorium'.

More generally, these kind of posts have been something that I and others have had to contend with as it relates to this issue- contrary opinions apparently being laughable- simply being indicative of the "anti development establishment". This content feeling somewhat combative or antagonistic, I just wanted to bring it to your attention given how contentious the moratorium idea is- especially without mention of the context.

Kind regards,

Matt Brandwood



Moratorium on
Small Scale Developments
in Esquimalt!

Reel by Xquimalt Developments Ltd.
facebook.com

Molly Harris

From: Cheyenne Perrin [REDACTED]
Sent: April-21-26 8:13 PM
To: Council
Subject: Bill 44 and Esquimalt

Categories: Inputted in to Mail Log

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Hello Council members,

I am writing to express my sincere dismay after attending the council meeting last night. It is obvious that something needs to be done immediately to address some of the exceptionally concerning developments taking place on our previously single family or duplex zoned lots. I was so disappointed to leave the meeting with nothing in place to arrest the flow of permit applications.

I strongly support passing the Burnaby changes as a temporary interim measure next week. This will at least force some of these aggressive developers to have to send their projects back to designers for modifications which will buy a bit of time while Esquimalt urgently researches its own options. We also need to start charging developers of larger projects fees like other municipalities do.

In my early twenties I spent a few years living in Japan where respect for others is central to their societal values. There, they have a concept called "nisshoken" which roughly translates to "right to sunlight". This concept dictates some of the rules around how high one house can be relative to its neighbor and how the roof must be slanted to allow light to reach the lower level of the smaller residence.

There is no blanket solution or set of numbers that can dictate the design decisions of every single build in a neighborhood. Applications need to be considered individually and the impact on surrounding homes must be evaluated and respected. In Japan they realize and acknowledge legally the rights of residents to enjoy their homes. We must make Esquimalt an example of a BC community that does the same by implementing an OCP that respects the integrity of our beautiful residential neighborhoods as well as SSMH guidelines that fit our unique community. It is possible to build developments that fit in scale and form. And well worth the effort required to get it right, as was stated last night.

Thank you for your continued efforts on this very pressing matter.

Regards,

Cheyenne Perrin

Sent from my iPhone

Molly Harris

From: Karen Lundgren [REDACTED]
Sent: April-21-26 10:56 PM
To: Council
Subject: Committee of the Whole

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello mayor and council,

Firstly, I would like to extend my gratitude to the mayor and council for listening to the concerns the community has, and continues to have with SSMUH builds in the community. You were correct when you commented how fearful the community is when the property next to them goes up for sale!

My concern is that acknowledgement of the feelings of the community and recognizing a need to amend the bylaws is not enough, if it doesn't happen quickly.

The developer that is driving very large-scale developments in Esquimalt, that do not take into consideration affordability, compatibility with scale and form of established neighbourhoods, and tree canopy, posted on social media immediately after the meeting last night encouraging developers to get their building permits in as soon as possible, so as not to be impeded by Esquimalt making adjustments to the SSMUH related bylaws. I find this very concerning.

I am well aware that government frequently takes a great deal of time to make changes. I am hopeful council recognizes that we do not have time in this situation and moves quickly in order to preserve the beauty and character of Esquimalt.

Thank you,

Karen Lundgren

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Molly Harris

From: nig mass [REDACTED]
Sent: April-22-26 9:16 AM
To: Council
Subject: [Spam] Building and bylaws.

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So very upset with all of the council who has allowed these monstrous multi dwellings in settled residential areas. The developers are proving to be horrible neighbours.

I am particularly talking about the obscene dwelling on Munro street across from McCauley Park. It is huge and has destroyed a peaceful settled neighborhood. Calls to council resulted in being quoted Provincial bylaws. The same goes for the one on Lampson Street. There is no consideration. In both of these places a tasteful duplex would have worked very well. The Canadian Government issued a publication with architectural plans and guidance to use multi dwellings in already settled areas free of charge.

There is another horrible addition on South Joffre Street. A six plex without enough parking that does not fit in the street. It is no doubt very profitable for the developers.

These are just off the top of my head. And now the tax increases in Esquimalt are the largest in the Victoria area.

Yours truly

Diane Massey
Grafton Street.

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From: [Matthew Brandwood](#)
To: Council; [REDACTED]
Cc: [REDACTED]
Subject: Follow up to COTW 20 April - Public Comment Period, Mr Farkas
Date: April-23-26 4:52:45 PM
Attachments: [Janus_Farkas_Rebuttal_Detail.docx](#)

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council,

Following the Committee of the Whole meeting on April 20, I am writing to clarify two assertions made during the public comment period in support of the **1114 Munro Street** development.

As no questions were raised at the time and the statements were not tested during the meeting, my concern is that they may have been taken at face value. For that reason, I felt it was important to provide a concise, fact-based clarification for the record.

At the Committee of the Whole meeting on April 20, **Mr. Janos Farkas**, a local resident and the developer of 1114 Munro Street, spoke during the public comment period in support of his project and relied on two central claims:

1. that delivering luxury SSMUH units today will improve affordability over time through increased housing supply; and
2. that the completed project is *“only about 5% larger than what the existing zoning would have allowed you to have, like a single-family house on the lot,”* further suggesting that this *“highlights that the lot was not fully maxed out to the potential of the guidelines.”*

Both claims are **materially inconsistent with verifiable facts and established planning metrics.**

First: the macro-economic argument

The macro-economic premise advanced—that luxury housing will “trickle down” into affordability for the masses over time—finds little support in a housing context.

Housing on the South Island does not behave as a depreciating consumer good. Well-maintained dwellings in desirable neighbourhoods, particularly where land values are supported by redevelopment potential, do not reliably become more affordable over time. Meaningful supply-driven price moderation in the short-to-medium term would require levels of oversupply that are economically and politically unrealistic, and potentially destabilizing.

As a result, invoking speculative long-term filtering effects does not meaningfully support claims that explicitly luxury development advances the stated **affordability, attainability, and**

compatibility objectives of Bill 44, particularly in constrained local markets.

Second: the “5% larger” claim

Following this economic framing, Mr. Farkas moved to characterize the physical scale of the 1114 Munro Street development, stating:

“...it is only about 5% larger than what the existing zoning would have allowed you to have, like a single-family house on the lot. So it just highlights that the lot was not fully maxed out to the potential of the guidelines.”

This claim is **demonstrably false**.

On an **RD-3-zoned, 11,220 sq ft lot**, the maximum single-family dwelling permitted under the **0.35 FAR cap** would be approximately **3,900 sq ft**. The completed SSMUH development contains approximately **10,000 sq ft of livable floor area**. Describing this outcome as “5% larger” would imply a single-family home of roughly **9,500 sq ft**—a scenario that is **both mathematically and legally impossible** under current bylaws.

Regardless of which standard density metric is applied—floor area, site coverage, or height—the completed project exceeds single-family allowances by **more than a factor of two**, amounting to an **approximately 240% understatement of scale** in the public characterization provided.

Summary implication

Taken together with the subsequent acknowledgement—by the developer’s business partner—that **1114 Munro Street is a luxury development delivered under the banner of small-scale multi-unit housing**, these statements collectively reframe luxury development as an affordability strategy and seek to justify it through numerically unsupportable claims. That approach does not align with the [intent or objectives of Bill 44](#), nor with established planning standards.

While Esquimalt can benefit from small-scale multi-unit housing, achieving that benefit depends on accurate representation of built realities and a clear, defensible linkage between development outcomes and stated policy objectives. Where luxury development is presented as pathway to affordability without that evidentiary grounding, it does not meet that standard.

Thank you for your time and consideration.

Best regards,
Matt Brandwood

 Kinver St

Following the Committee of the Whole meeting on Monday, April 20, I feel compelled to address several statements made over the course of the evening in the interest of setting the record straight, particularly where it is unclear whether those statements were taken at face value and not questioned in real time by the Committee. After reviewing the video of the session to confirm the remarks made on the night, the purpose of this email is to address statements raised during the public comment period by **Mr. Farkas**, a resident of Esquimalt and, as it relates to the SSMUH discussion, the developer of **1114 Munro Street**.

I appreciate that public hearings are procedurally complex and not always an easy forum in which to speak, and I am prepared to allow some latitude on that basis. I also recognize that Mr. Farkas and I appear to have a significant difference of opinion as to what **Bill 44** does and does not endorse. That said, what follows is **not about opinion or minor imprecision**, but about **verifiable facts**.

In short, I was struck by the extent to which two assertions made during the public comment period were **materially inaccurate** and **inconsistent with established planning, zoning, and density metrics**. Given the weight such representations can carry in a Council setting, these inaccuracies warrant clarification.

1. The “Luxury Trickle-Down” Argument

Mr. Farkas first advanced a broader macro-economic argument, suggesting that **Bill 44’s primary objective is to increase housing supply**, and that to the extent new housing does not immediately benefit middle- or lower-income households, those groups will benefit over time as overall supply increases. In effect, this is a **“trickle-down” supply argument**.

This framing was reinforced when the developer’s partner explicitly characterized **1114 Munro Street**—permitted under Bill 44 though it may be—as a **“luxury development.”** Taken together, the argument presented was that delivering high-end, luxury units in the short term is acceptable because such supply will eventually improve affordability and attainability for others.

That reasoning does not withstand scrutiny when applied to local housing conditions.

- **Housing is not a depreciating consumer good.** Unlike cars or other durable goods, housing stock does not reliably become affordable over time, particularly when it is well maintained, located in desirable neighbourhoods, and situated on land whose value is sustained by redevelopment potential. In Esquimalt, multiplex permissibility tends to **support land values**, rather than enable meaningful downward price filtering.
- **Supply-and-demand dynamics matter.** For supply-driven filtering to materially reduce prices in the short-to-medium term, supply would need to exceed demand to such an extent that prices fall sharply. Achieving that outcome would require an oversupply large enough to push many existing homeowners into **negative equity**, with serious economic and retirement-security consequences—an outcome that is neither realistic nor one the Province could reasonably sustain.

For these reasons, invoking hypothetical long-term filtering effects to justify the near-term delivery of explicitly luxury housing does **not align with the stated affordability, attainability, and compatibility objectives of Bill 44**, particularly in constrained local markets such as Esquimalt.

Site Coverage Context

Before turning to specific percentage claims, Mr. Farkas also addressed the project in terms of **site coverage**. On that point, we are broadly aligned that the development sits at approximately **40% site coverage**, and that under current regulations the site could theoretically accommodate a higher coverage—up to approximately **50%**.

That acknowledgement, however, does not resolve the underlying concern. Even at its current size, the development already represents a **substantial departure from the prevailing scale and form of the surrounding neighbourhood**. The fact that zoning may technically permit even greater coverage does not, in itself, speak to compatibility or appropriateness, nor does it mitigate the impacts of what has already been constructed.

2. The “5% Larger” Claim

Following this economic argument, Mr. Farkas then sought to characterize the **physical scale** of 1114 Munro Street, stating—and I quote:

“...it is only about 5% larger than what the existing zoning would have allowed you to have, like a single-family house on the lot. So it just highlights that the lot was not fully maxed out to the potential of the guidelines.”

This claim cannot be reconciled with the applicable zoning framework. It is **incorrect**, and both **mathematically and legally impossible** for an **RD-3-zoned, 11,220 sq ft lot**.

There is no metric under which the completed 1114 Munro Street development is within 5% of the largest single-family dwelling that could have been built on the site. The building contains approximately **10,000 sq ft of total livable floor area**. Describing this as “5% larger” would imply that a single-family home of roughly **9,500 sq ft** was permitted.

It was not.

Under current bylaws—and based on the applicable **0.35 FAR cap**—the maximum single-family home permitted on this site would be approximately **3,900 sq ft**. Characterizing the built outcome as “5% larger” therefore understates the actual scale of development by **more than a factor of two**, amounting to an approximate **240% understatement of scale**.

For transparency, I acknowledge that Mr. Farkas did not explicitly cite FAR as the basis for his statement; however, the discrepancy remains substantial regardless of which standard density metric is applied. Supporting calculations are provided in the appendix.

Conclusion: A Question of Credibility

Taken together, the on-the-record comments asked Council to accept a **significant density outcome** on the basis of **demonstrably inaccurate quantitative claims** and **broad economic reasoning that does not reflect local conditions**.

For my part, I have tried to remain open to counter-arguments on Bill 44, including those advanced by individuals with a clear financial interest in its interpretation. This has included, for example, my support for the variance previously sought by the same development team for the **640 Lampson Street** project.

However, the **material mischaracterization of core development metrics** in this case—matters that are foundational to residential development—leads me to be **circumspect when assessing broader claims** made about housing policy or economic theory in the same context.

Ultimately, while I agree that **Esquimalt can benefit from SSMUH**, it deserves better than **luxury reframed as an affordability strategy** and justified through “**it’s only 5% larger**” **characterizations** that do not withstand basic scrutiny. I trust Council will continue to ground its deliberations in **actual bylaws, documented evidence, and the real housing needs of the Missing Middle**, rather than in narratives that do not align with either math or policy intent.

Best regards,
Matt Brandwood

 Kinver St

Appendix A – RD-3 Zoning Provisions

Source:

https://www.esquimalt.ca/sites/default/files/docs/2021_03_-Bylaw_2050-_Zoning_Consolidation_Final.pdf

- **Floor Area Ratio (FAR):**
For parcels $\geq 800 \text{ m}^2$, FAR shall not exceed **0.35**
 - **Maximum Height:**
7.3 m
 - **Site Coverage (SAR):**
Principal and accessory buildings combined shall not exceed **30%**
-

Appendix B – Calculations

SSMUH – 1114 Munro Street (as built)

- Total livable floor area: **~10,000 sq ft**
- Building footprint: **~4,563 sq ft**

Implication of the “5% larger” claim

- 5% increase \Rightarrow factor of **1.05**
- Implied permissible SFH:
 - Floor area: $10,000 \div 1.05 \approx$ **9,500 sq ft**
 - Footprint: $4,563 \div 1.05 \approx$ **4,300 sq ft**

Maximum SFH under RD-3

- FAR-limited floor area: $11,220 \times 0.35 \approx$ **3,927 sq ft**
- SAR-limited footprint: **3,366 sq ft**
- Height: **7.3 m**

Comparisons (SSMUH vs. maximum SFH)

- FAR: $10,000 \div 3,927 \approx$ **2.55 \times** ($\approx 255\%$)
- Footprint: $4,563 \div 3,366 \approx$ **1.35 \times** ($\approx 135\%$)
- Height: $11 \div 7.3 \approx$ **1.5 \times**

Molly Harris

From: Mary Anne Erickson [REDACTED]
Sent: April-25-26 5:08 PM
To: Council
Subject: New buildings

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

I am very angry to see 4 plexes being build to maximum on a lot. They look terrible and completely out of place. The building on Munro Street blocks the east and west sun from the neighbours. They purchased the lot for \$1,000,000.00 and are asking \$1,500,000.00 x 4. Not affordable. My mother-in law rented a 2 bedroom duplex, with a full basement for 5 people. This is what I expected to happen. It was affordable for them. Why is this forced on us, Esquimalt has more the enough accommodations being built. We should be off the build policy list for years. Please stop this madness. Why can't a person subdivide a lot off for a normal house?

Mary Anne Erickson

Sent from my iPad

Molly Harris

From: Kevin Cant [REDACTED]
Sent: April-26-26 9:00 AM
To: Council
Subject: Missing Middle

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm writing to you today to speak on my experience living in a new missing middle strata unit in Esquimalt. In short: I love it and am grateful for the opportunity it has provided me.

My partner and I are both [REDACTED]. We went to school and worked hard on our careers to get to a place where we were comfortable finding a place to stay put. The reality is that missing middle housing is the only opportunity people like myself have of finding somewhere that we would love to call *home*. We (a couple with no kids and decent jobs) simply cannot afford a single-family home. Our other options are small units in large-scale development, or continuing to rent for eternity - neither a great option for starting a family or building a community. Missing middle housing provides us enough space to grow here, helps us feel connected to the area, and still gives us that little extra bit of financial breathing room that we use to support local businesses.

We adore Esquimalt. It brings me joy to walk around our township and see more housing similar to ours being constructed. I can assure you that fears of shadows being cast on neighbouring buildings is not an issue with our building, even though that was a major concern raised during permitting. Most couples in our unit have 1 car that they share. I have formed friendships with my neighbours and see them around town. Construction is never pleasant, but it is temporary and short-lived. If you walked by our building today you'd feel like it has always been there, it isn't some egregious monstrosity. In a period where climate change has moved past our doorsteps and into our daily lives, missing middle housing that meets the zero carbon step code is the most sustainable option we have. If we don't build within our community, it will get built elsewhere with another bulldozed forest and more commuting traffic in the form of urban sprawl.

I can't imagine what those in worse financial situations are faced with. The massive increase in SFH prices is well researched and documented, and influenced by strict zoning regulations aimed at maintaining the status-quo. I understand that people already living here may fear change and focus on the potential negative impacts of these developments, but the reality is that missing middle housing helps bring vibrancy and life to the neighbourhoods. The alternative is a slow transition where only the wealthy can afford to live in Esquimalt, and young families continue to be pushed to the West Shore, Alberta, or elsewhere.

I am grateful that we were able to put down roots here and I want to see others have the same opportunities as me. I hope that Esquimalt city council chooses not to retreat from the progress it has made.

Kevin

Molly Harris

From: R Allen Kerr [REDACTED]
Sent: April-26-26 9:41 AM
To: Council
Subject: Missing middle

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Council,

My name is Allen Kerr, I'm a homeowner of missing middle housing here in Esquimalt, and I'm writing today to oppose the proposed moratorium. I recognize that the opponents of growth in our township are quite loud, but they do not represent the views of the majority. We need more housing of all types, not just what suits entitled, short-sighted landowners. I've moved from Victoria to Esquimalt specifically to live in this type of housing, and can't wait to welcome more neighbours to our community. The only way to provide affordable housing is to keep building, and this restriction would stop the excellent progress we've been making of the last few years.

All the best,
Allen Kerr

Molly Harris

From: Jade Neilson [REDACTED]
Sent: April-26-26 10:56 AM
To: Council
Subject: Missing Middle Housing

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I am a [REDACTED] writing to express my concerns about the prospect of pausing Bill 44 developments. My family earns well above the local average, yet we would not have been able to afford to live in Esquimalt without the approval of multi-family dwellings.

These dwellings are by no means perfect. Of course I would prefer a single family home with a back yard, but denying diverse housing solutions (in all neighbourhoods) will only result in more division and less understanding. I completely agree that there could be thoughtful solutions to encourage the conservation of the tree canopy and the provision of truly affordable housing, but I do not think pausing is the solution.

Best,
Jade

Molly Harris

From: Zach Smith [REDACTED]
Sent: April-26-26 11:04 AM
To: Council
Subject: [Spam] Housing

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello there,

I am writing to let you know that I am in support of building higher density new builds. My wife and I recently were able to finally buy our first home because of developers like xquimalt making a new option other than houses over a million dollars.

They have been great to work with and have really made the community a better place bringing in young family's and professionals keeping Esquimalt vibrant.

Zach Smith

Molly Harris

From: Shannon Mills [REDACTED]
Sent: April-26-26 2:40 PM
To: Council; Council; Barbara Desjardins
Subject: Missing Middle Concerns
Attachments: Missing Middle Letter to Council.pdf

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

My name is Shannon Mills. I am [REDACTED] years old, and a [REDACTED] in the Greater Victoria area. My husband and I recently moved to Esquimalt and we now live in a Missing Middle home. An award-winning home designed and built by Xquimalt Developments.

Living here has been transformative. Like many younger people and working households, homeownership felt completely out of reach. Missing Middle housing provided an opportunity that simply would not have existed otherwise. It allowed us to put down roots in Esquimalt, become part of this community, and invest in our future. We lived in England for a couple of years and knew we wanted a community that we could walk in, learn in, and play in. But shopping for a house here was unattainable (all needing tear downs or significant fixes we could not do nor had the funds for), until we found ours to grow our family.

I am concerned by the proposal to pause new Missing Middle housing projects. The current debate seems deeply one-sided, and frankly, divided by class. When a 21-storey tower was approved despite clear Official Community Plan guardrails, many nearby residents spoke out passionately. There were packed meetings, heartfelt concerns, and even seniors brought to tears. Yet their objections were ultimately set aside. I voiced our concerns as well. A 21-story building built on a dead end street?! Now, we are seeing calls to halt modest three-storey projects that fully comply with existing rules. It is difficult not to conclude that some voices are being given more weight than others.

Small-scale, thoughtfully designed housing is exactly the kind of development Esquimalt needs. Not everyone wants to live in all the condominiums and apartments being built. It fits into established neighbourhoods, supports local businesses, and creates opportunities for people like us, people who might otherwise be priced out entirely. These homes are not speculative luxury towers, they are attainable housing for working people, young families, and residents who want options within the community.


I urge Council not to pause Missing Middle housing. Please continue supporting policies that make Esquimalt more inclusive, more resilient, and more welcoming for people of all ages and incomes.

Thank you for your time and consideration.

Sincerely,

Shannon Mills



 Nelson St
Esquimalt, BC

Molly Harris

From: Tyler Blaz [REDACTED]
Sent: April-26-26 10:45 PM
To: Council
Subject: Missing Middle Housing - 770 Dominion Resident

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Esquimalt City Council,

I am writing to inform you about my experience as a resident at [REDACTED] Dominion Rd. My partner and I recently purchased a unit in the new development completed in April 2025 by the Xquimalt developers. I've been informed that recently there have been concerns about the higher density buildings going up in our neighborhoods and I wanted to simply share my experience.

Moving from a one-bedroom apartment in Vic West, my partner and I were excited to find an affordable, spacious unit here at [REDACTED] Dominion Rd. where we could both work from home and find community. We love our walks to Spiral Cafe, Fry's Bakery, Banfield Park, and Miche Cafe. Getting to parks and restaurants in Esquimalt and Victoria via the E&N and Galloping Goose has become our preferred method of getting around town. I can't express how much we love living here in our building with our neighbors, in a way that we could afford to own real estate. I just wanted to share that we are very grateful for our missing middle housing situation and hope we see more of it in Esquimalt.

My name is Tyler Blaz, [REDACTED] years old, moved from Victoria West but originally moved from [REDACTED] in 2023. Thank you for your time and attention.

Best,

Tyler Blaz

--

Tyler J. Blaz

Cell: [REDACTED]

Email: [REDACTED]

[REDACTED]

Molly Harris

From: Frank Moore [REDACTED]
Sent: April-27-26 9:27 AM
To: Council
Subject: Thoughts on Missing Middle Housing - Frank Moore

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

I'm a [REDACTED] year old member of the Canadian Armed Forces - RCN and I live at [REDACTED] Dominion Road which is an 8-plex style residence bought my unit new and took possession on [REDACTED] 2025. When I was in the buying process, options were limited in Esquimalt. This particular type of development offered myself an alternative option to living in an apartment style building (which is not ideal for me as I have a large breed dog). Most [REDACTED] year olds I know are priced out of the market and [REDACTED] dominion (while still overly high priced in my opinion) and units like it represent a somewhat obtainable residence in the area. Being that I work primarily at CFB Esquimalt, it's important to me that I live in Esquimalt as well.

Just some thoughts of mine based on recent news that the council is having second thoughts about these types of residences. Thanks for reading.

Frank Moore

Molly Harris

From: Nathalie Lim Picard [REDACTED]
Sent: April-27-26 9:31 AM
To: Council
Subject: In Support of Missing Middle Housing in Esquimalt

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

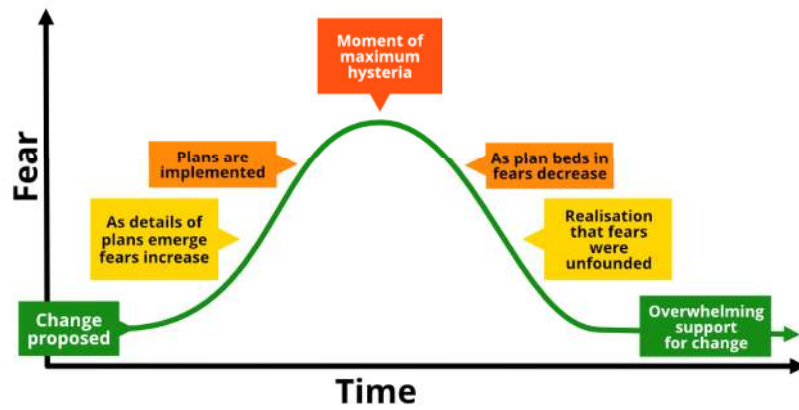
I'm reaching out to express my support for building more missing middle housing in Esquimalt. I am a new member of the Esquimalt community, as I moved into a unit in the missing middle development that was completed on [REDACTED] Dominion Road last year.

As a [REDACTED] year old first time homeowner who is excited to be making Esquimalt my home, my current situation wouldn't be possible without missing middle housing. Firstly, my partner and I are planning on having children soon, so we were looking for 3-bedrooms, but we couldn't afford a single family home. We had lived in taller condo buildings before, where we felt disconnected from our community, so we had ruled out bigger apartment buildings, in preference of neighbourhood scale buildings where we could meet our neighbours and form community. In this economy, Missing Middle Housing is the solution for young people who want to live in "family oriented neighbourhoods". We have found jobs in the Victoria region and want to build our lives here, but we can't move here and contribute to the community if there isn't housing for us!

It is so frustrating to see our elected officials indulge in discussions of how Missing Middle Housing is ruining the character of this community. We are just families who want to have all of the amenities and access that single family homeowners have the luxury of having, because they were old enough to buy houses when they were affordable. We work, play, support local businesses, use the library and rec centre, pay our taxes, vote in elections and volunteer in this community. How are we ruining its character?

In addition to my personal experience, I wanted to share a graph that was created to outline how public reaction to change in communities often goes. It is called the "[Hill of Hysteria](#)" (pictured below), and it was coined to describe the pushback that many local governments receive for trying to make changes to their urban environment. In Esquimalt (and the CRD broadly), it seems clear that we are experiencing the "moment of maximum hysteria" about increasing housing density. To get through this moment, we need our political leaders to have the long term vision for our community. I urge you to recognize that these fears of change being expressed by a small but vocal minority are **temporary**. We will reach a point when families like mine and my [REDACTED] Dominion neighbours have moved into these new townhouses and apartments and have become integrated members of this community. This level of density will be normal and appreciated, and your decision (to approve the construction of missing middle housing) will have led to more families being able to call Esquimalt their home and contribute to this amazing community.

The "Hill of Hysteria"



Thank you for your consideration,
Nathalie

--

Nathalie Lim Picard |

T: [REDACTED]

Molly Harris

From: Yvonne Noullette [REDACTED]
Sent: April-27-26 11:23 AM
To: Council
Subject: Item 11 on tonight's agenda - SSMFH

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I wish to encourage council to take every opportunity to make amendments to the SSMFH bylaws, to make them better fit with the Esquimalt community. Better fit meaning more compatible with and complimentary to, our community look and feel.

And to take the opportunity to pause further SSMFH applications to allow more time to understand the impacts and implications of this policy and better understand what kind of amendments can and should be made.

Sadly I believe 1114 Munro is an example of what does not fit. It is an otherwise beautiful street with one and two storey homes with lovely gardens and a peaceful, neighbourly feeling. The new building, as you have heard many times, is not at all in keeping with the neighbourhood - too close to the property line, too tall, too big, too overpowering, too much !!!!

This is one of several examples.

Mayor Desjardins is absolutely correct that a "for sale" sign now generates alarm and panic about what could happen on our streets.

Although the province has dictated housing density policy changes, that does not make them right. As time goes by, more and more pushback by the public and by municipal councils is and will happen, and should happen. Esquimalt can be on the side of the people saying we want and are capable of appropriate density without the province interference. This experiment, as it currently stands, is not working for current home owners or those looking for affordable, livable homes and community. We constituents depend on Esquimalt council and staff to manage development to fit the community we call home, and encourage you to and count on you to respectfully push back on inappropriate provincial policies, particularly as the negative consequences are becoming more evident.

Yvonne Noullette
[REDACTED] Rockcrest Avenue

Molly Harris

From: Jacob Warnes [REDACTED]
Sent: April-27-26 11:52 AM
To: Council
Subject: Missing Middle

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm emailing about the times colonists article about pausing the missing middle housing project.

I live in a missing middle home. I would not be able to afford purchasing a home in Esquimalt without this project.

The people who are my neighbours are teachers, hospital workers, veterinarians and business owners. Do these people not get the chance to live here? Where are they suppose to live?

All this flags to me is that current Esquimalt council is more concerned about maintaining high property value then actually helping the people who work here possibly be able to join this community.

Thanks for your time.

Molly Harris

From: Matthew Brandwood [REDACTED]
Sent: April-27-26 11:43 AM
To: Council
Subject: Review of provincial housing policy intent (SSMUH)
Attachments: Housing_Policy_Review_v5.pdf

Categories: Late Agenda Item, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

In the hope that it is not too late, please accept the attached two-page review for your consideration during this evening's deliberations. While I appreciate this is a late addition to your package.

As we heard at the last meeting and is apparent on social media, there is a lingering suggestion that high-end, 2,600-square-foot "luxury builds" are somehow an acceptable outcome under SSMUH. The attached analysis—a review of the 99-page **Provincial SSMUH Policy Manual**—suggests otherwise.

Key takeaways from the review:

- **Intent vs. Outcome:** The Province uses terms like "modest" and "attainable" nearly 100 times. It uses "luxury" zero times.
- **Consensus on Scale:** The developer's own admission that 1,300–1,500 sq. ft. is the "normal" cluster for these homes matches the Provincial design intent perfectly.
- **Closing the Gap:** This analysis supports the need for "ungameable" local guardrails (such as maximum unit sizes and Floor Area Ratio) to ensure that these self-described "luxury outliers" do not become the Esquimalt standard.

The Province has given the development community the right to build; in acknowledging the existence of luxury outliers, the logical planning response by council is revisit the bylaws to ensure what is built matches the "modest", "attainable" and "compatible" mandate we were promised.

I will briefly reference this during my public comments and would appreciate this document being included in the official record for this meeting.

Respectfully,
MB

Sent from my iPhone

REVIEW OF PROVINCIAL HOUSING POLICY LANGUAGE

Community Advocacy | Esquimalt Committee of the Whole | April 2026

The Goal: To see what the Province actually expects for our neighborhoods. A review of the 99-page *Provincial Housing Manual* shows a clear focus on "modest" homes for local families—a vision that is currently being missed by high-end "luxury" projects.

WHAT THE PROVINCE ASKS FOR	KEY WORDS FOUND	FREQUENCY*	THE ACTUAL INTENT
Modest Scale & Size	Small-scale / Modest	52	Buildings that fit in and respect the neighbors.
Homes for Locals	Attainable / Middle-income	43	Specifically for families who live and work here.
High-End Projects	Luxury / Premium	0	Nowhere to be found in the Provincial rules.

Main Points for Council

The Missing Link: The Province's rules are built on "modesty," yet recent local projects (like 1114 Munro) are admitted "luxury builds."

Finding Common Ground: Since both developers and neighbors agree that 1,300–1,500 sq ft is the "normal" size, Council should simply put that agreement into writing.

What Other Towns are Doing: Cities like **Richmond** and **Burnaby** have already set up common-sense guardrails to keep buildings from becoming too big or too tall.

**See Page 2 for how these words were counted.*

APPENDIX: HOW THE REVIEW WAS CONDUCTED

Making sense of the Province's vocabulary

This review didn't just look for single words. It looked at the **themes** the Province uses to describe the future of our housing. By grouping similar words together, we get a true picture of what they expect us to build.

1. The Focus on Modest Scale (52 times)

The Province uses several different words to say the same thing: keep it small and keep it respectful of the street.

- **Small-scale / Smaller-scale (31):** Their main way of describing buildings that fit in.
- **Modest (12):** Used to describe the right size and "feel" of a project.
- **Infill / Gentle Infill (9):** Used to show this isn't about massive new developments.

2. Homes for Middle-Income Families (43 times)

- **Attainable / Attainability (22):** The main word for "within reach."
- **Middle-income / Working-families (14):** Defining who these homes are for.
- **Affordable / Non-market (7):** Mentioned as part of the bigger housing picture.

3. The Absence of "Luxury" (0 times)

We searched for words like **Luxury**, **High-end**, **Premium**, and **Executive**. None of these appear in the 99-page manual. This shows that 2,600 sq ft luxury units are not what the Province intended.

4. Theory vs. Reality

The manual doesn't talk about "**Trickle-Down**" housing or "**Filtering**." Instead, it focuses on building the right kind of modest homes immediately, rather than waiting years for expensive homes to become affordable.

Based on the *Provincial SSMUH Policy Manual* (99 pages).